

**CITY OF EL PASO, TEXAS**  
**AGENDA ITEM DEPARTMENT HEAD'S SUMMARY FORM**

**DEPARTMENT:** BUILDING PERMITS AND INSPECTIONS

**AGENDA DATE:** FEBRUARY 22, 2005

**CONTACT PERSON/PHONE:** TOM MAGUIRE 541-4800

**DISTRICT(S) AFFECTED:** 2

**SUBJECT:**

**APPROVE** a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

**APPROVE A RESOLUTION TO DECLARE THE PROPERTY AT 5557 PEINADO LANE UNFIT FOR USE OR**

**HABITATION AND A HAZARD TO THE PUBLIC HEALTH, SAFETY AND WELFARE.**

**BACKGROUND / DISCUSSION:**

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

**APPROVE, DISAPPROVE OR POSTPONE DEPARTMENT RECOMMENDATIONS.**

**PRIOR COUNCIL ACTION:**

Has the Council previously considered this item or a closely related one?

**AMOUNT AND SOURCE OF FUNDING:**

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

**COST OF ACTION TO BE BILLED TO OWNER IF COUNCIL ORDER NOT COMPLIED WITH, LIEN**

**PLACED ON PROPERTY, IF NECESSARY.**


**BOARD / COMMISSION ACTION:**

Enter appropriate comments or N/A

N/A

\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** (if required) \_\_\_\_\_

**DEPARTMENT HEAD:**   
(Example: if RCA is initiated by Purchasing, client department should sign also)  
*Information copy to appropriate Deputy City Manager*

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_

**DATE:** \_\_\_\_\_

**COUNCIL AGENDA ITEM # \_\_\_\_ FOR  
TUESDAY, FEBRUARY 22<sup>ND</sup>, 2005**

**BUILDING PERMITS AND INSPECTIONS**

**MEMORANDUM  
February 3, 2005**

**TO:** The Honorable Mayor and City Council

**THROUGH:** R. Alan Shubert, P. E. - Building Permits and Inspections Director

**FROM:** Tom Maguire, Housing Compliance Supervisor

**SUBJECT:** 5557 Peinado Lane (Rep. District #2

The following is a brief chronology of the investigation of the referenced location:

- 1) First investigated August 31<sup>st</sup>, 2004. The building was found to be in an advanced state of disrepair. The building has been used as a harborage by unwanted persons.
- 2) A certified condemnation letter was mailed to Stella Oster, C/O I. H. Wolfe, 5557 Peinado Lane, El Paso, Texas 79903.
- 3) Certified notices of the public hearing scheduled for February 22<sup>nd</sup>, 2005 were mailed to the owners and all interested parties on February 4<sup>th</sup>, 2005.
- 4) There has been insufficient response from the owner.

The Department recommends that it be found:

- 1) That the main structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the building is not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That the structure's certificate of occupancy be revoked; and
- 4) Since no plans or documents have been submitted to indicate otherwise, the structure can not be repaired; and
- 5) That the main structure be secured and maintain secured until rehabilitated within 30 days; and
- 6) That the premises be cleaned of all weeds, trash, and debris within 30 days.

JOE WARDY  
MAYOR



CITY COUNCIL

SUSAN AUSTIN  
DISTRICT NO. 1

ROBERT A. CUSHING Jr.  
DISTRICT NO. 2

JOSE ALEXANDRO LOZANO  
DISTRICT NO. 3

JOHN COOK  
DISTRICT NO. 4

DANIEL S. POWER  
DISTRICT NO. 5

PAUL J. ESCOBAR  
DISTRICT NO. 6

VIVIAN ROJAS  
DISTRICT NO. 7

ANTHONY COBOS  
DISTRICT NO. 8

BUILDING PERMITS AND INSPECTIONS  
CODE COMPLIANCE  
August 31, 2004

Stella Oster  
C/O I. H. Wolfe  
5557 Peinado Ln.  
El Paso, Texas 79903-3340

Re: 5557 Peinado Ln.  
Lot: 25  
Blk: 2, Alta Mira  
Zoned: A-O  
COD04-13818  
Certified Mail Receipt #  
7004 0550 0000 7862 0136

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.52.030 - Unsafe Structures - Owner Not To Allow Condition To Continue, which states:

It is unlawful for the owner of any building or structure, or part thereof, which has become unsafe and dangerous so as to endanger persons or property, or so as to be a fire hazard by reason of defective construction, overloaded floors, lack of guards against fire, defective condition of the foundations, walls, or parts thereof, or deterioration caused by fire or otherwise, or for any reason, to allow or permit same to remain upon any real estate within the City.

The El Paso Municipal Code Chapter 18.52.040 - unsafe structures - Remedial action by owner or City defines unsafe structure as a structure or part thereof that is:

- a. Dilapidated, substandard, or unfit for human habitation and a hazard to the public health, safety, and welfare; or
- b. Regardless of its structural condition, unoccupied by its owners, lessees or other invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; or

5557 Peinado Lane

- c. Boarded up, fenced, or otherwise secured in any manner in if:
  - i. The building constitutes a danger to the public even though secured entry, or
  - ii. The means used to secure the building are inadequate to prevent unauthorized entry or use of the building in the manner described by subsection.

The structure located at 5557 Peinado Lane has the following violations:

- a. The means of egress is/are inadequate and do not meet minimum code requirements.
- b. The structure is open and accessible to unauthorized entry.
- c. The premises are full of weeds, trash, and debris.
- d. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter.
- e. In the event you fail to correct these violations within 30 days, the case will be submitted to the City Attorney's Office for unsafe structures proceedings. The City Council will decide if the structure is unsafe and if it should be vacated, secured, repaired or demolished as per Sec. 18.52.040.

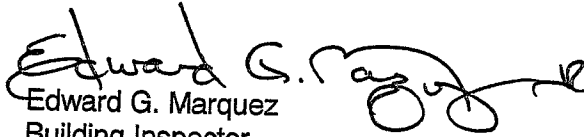
Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

5557 Peinado Lane

Should you have any questions regarding this matter, please contact me at 541-4800. \*

FOR THE DIRECTOR FOR BUILDING PERMITS AND INSPECTIONS:

  
Edward G. Marquez  
Building Inspector

EGM/rl

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EM

Stella Oster  
C/O I. H. Wolfe  
5557 Peinado Ln.  
El Paso, Texas 79903-3340  
Re: 5557 Peinado Ln.

LA #3

2. Article Number

(Transfer from service label)

7004 0550 0000 7862 0136

PS Form 3811, February 2004

Domestic Return Receipt

102595-02-M-1540

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes  
If YES, enter delivery address below: ☐ No

3. Service Type

☒ Certified Mail

☐ Express Mail

☐ Registered

☐ Return Receipt for Merchandise

☐ Insured Mail

☐ C.O.D.

4. Restricted Delivery? (Extra Fee)

☐ Yes

U.S. Postal Service

**CERTIFIED MAIL RECEIPT**

(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at [www.usps.com](http://www.usps.com)

**OFFICIAL USE**

Postage \$

Certified Fee

Return Receipt Fee  
(Endorsement Required)

Restricted Delivery Fee  
(Endorsement Required)

SEP 07 2004

Postmark  
Here

Stella Oster  
C/O I. H. Wolfe  
5557 Peinado Ln.  
El Paso, Texas 79903-3340  
Re: 5557 Peinado Ln.

PS Form 3800, June 2002

See Reverse for Instructions

7004 0550 0000 7862 0136

## NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at 9:00 a.m. on the 22<sup>nd</sup> day of February, 2005 in the Council Chambers of City Hall, #2 Civic Center Plaza, El Paso, Texas, the City Council of El Paso will hold a public hearing on the question of whether the Building located on the property at 5557 Peinado Lane, in El Paso, Texas, which property is more particularly described as:

Lot: 25, Block 2, Alta-Mira Addition, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof on File in Book 1, Page 4, Plat Records of El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, John W. Baird, 10908 Golden Pond Drive, El Paso, Texas 79934, is listed as the Owner of the real property described herein.

The Owner of said property is hereby ordered to appear before City Council and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before City Council at said date, hour, and place to show cause why said Building should not be declared a nuisance and ordered to be abated; and

The Owner, lien holders, mortgagees, or any other person having an interest in the property are hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Titles 17 and 18 of the code as mandated by Section 18.52.040 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the owners, lien holders, mortgagees, or any other person having an interest in the property must present to City Council any evidence showing that the structure or part thereof is safe.

All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to City Council at this hearing.

The time periods, which govern the completion of work ordered by Council, are outlined in Subsection 18.52.040 (3) pursuant to State law.

If the Owner fails, neglects or refuses to comply with the order of City Council the City may pursue one, or more of the following actions:

- I) the city will perform any and all work needed to bring the property into compliance with this order, at its own expense, but for and on account of the Owner, of said property, the cost of which shall be assessed as a lien against the property and;
- II) assess a civil penalty against the property Owner for failure to repair, remove or demolish said Building in an amount not to exceed \$1000.00 a day for each violation, or \$10 a day if the Owner shows that the property is the Owner's lawful homestead and;
- III) the Owner may be confined in jail as permitted by state law and;
- IV) appoint a receiver as permitted by state law.

Any civil penalty or assessment imposed will accrue interest at a rate of ten (10) percent a year from the date of the assessment until paid in full; and

That the City Clerk is ordered to provide notice of this hearing to the record Owner and all other persons having an interest in the property as provided by law.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Housing Compliance Office of the Building Permits and Inspections, 5<sup>th</sup> floor, City Hall, no later than the 20<sup>th</sup> day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Adopted this 1<sup>st</sup> day of February, 2005.

APPROVED AS TO FORM:

APPROVED AS TO CONTENT:

---

Lisa A. Hayes  
Assistant City Attorney

---

Tom Maguire  
Housing Compliance Supervisor

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property located at 5557 Peinado Lane, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

\_\_\_\_\_  
Richarda Duffy Momsen

Executed this \_\_\_\_ day of \_\_\_\_\_, 2005 on behalf of  
the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS  
COUNTY OF EL PASO

Subscribed and sworn to before me, this \_\_\_\_ day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property located at 5557 Peinado Lane, was PUBLISHED in the official City newspaper on the \_\_\_\_day of \_\_\_\_\_, 2005.

\_\_\_\_\_  
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property at 5557 Peinado Lane, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Stella Oster  
5557 Peinado Lane  
El Paso, Texas 79903

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property at 5557 Peinado Lane, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Stella Oster  
C/O I. H. Wolfe  
5557 Peinado Lane  
El Paso, Texas 79903

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property at 5557 Peinado Lane, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

The Estate of Stella Oster (Deceased)  
5557 Peinado Lane  
El Paso, Texas 79903

Date: \_\_\_\_\_  
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property at 5557 Peinado Lane, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

James T. & Dorothy M. Slaughter  
5557 Peinado Lane  
El Paso, Texas 79903

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property at 5557 Peinado Lane, was (HAND-DELIVERED) to:

City of El Paso  
C/O City Clerk  
#2 Civic Center Plaza  
El Paso, TX 79901

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property at 5557 Peinado Lane, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe  
AKA Tigua Indian Community  
119 S. Old Pueblo Road  
El Paso, Texas 79907

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice dated February 1<sup>st</sup>, 2005 regarding the property at 5557 Peinado Lane, was (MAILED CERTIFIED-RETURN RECEIPT REQUESTED) to:

El Paso Central Appraisal District  
5801 Trowbridge Ave.  
El Paso, Texas 79925

Date: \_\_\_\_\_

Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

I certify that a true and correct copy of the foregoing Notice was POSTED at  
5557 Peinado Lane, El Paso, Texas.

Date: \_\_\_\_\_

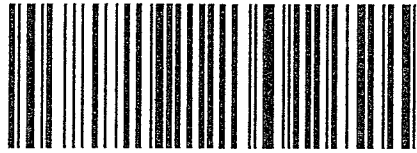
Time: \_\_\_\_\_

\_\_\_\_\_  
Inspector

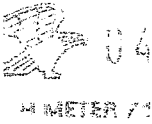


The City of El Paso  
Two Civic Center Plaza  
El Paso, Texas 79901-1196

**Building Permits and Inspections**  
**Code Enforcement**



7004 0550 0000 7862 0136



RETURNED FOR BETTER ADDRESS

Stella Oster  
M. H. Wolfe  
577 Peinado Ln.  
El Paso, Texas 79903-3340

ATTEMPTED  
357  
WIKR  
NOT KNOWN  
RETURNED TO SENDER


SEP 07 2004  
CITY OF EL PASO  
BUILDING SERVICE



**EL PASO CITY-COUNTY HEALTH & ENVIRONMENTAL DISTRICT****ENVIRONMENTAL HEALTH****MEMORANDUM**

**DATE:** September 24, 2004

**MEMO TO:** Tom Maguire, Housing Compliance Supervisor

**FROM:** Jorge Ramirez, Sr. Environmental Health Inspector 

**SUBJECT:** Condemnation Report

**RE:** 5557 Peinado Ln. 79903

An inspection of the property was conducted on September 24, 2004, and the conditions checked were found in violation of Title 9 - Health and Safety, El Paso Municipal Code.

**SECTION 9.04 - SOLID WASTE STORAGE AREA:**  
N/A

**SECTION 9.04.340 - ACCUMULATIONS:**  
Of garbage, glass bottles, broken glass, tree branches and tall vegetation was seen throughout the property.

**SECTION 9.16 - NUISANCE:**  
Strong urine odors detected in rear of the property.

**SECTION 9.16.010 - DESIGNATED:**  
N/A

**SECTION 9.28 - RAT CONTROL:**  
The structure is decaying. This condition serves as a potential vermin harborage.

**NOTE:** This property is being use by the neighborhood kids. Immediate attention is needed.

If you require additional assistance on this matter, please call me at (915) 860-2378 or Fax (915) 860-1081.



# **UNSAFE STRUCTURES REPORT**

## **BUILDING PERMITS AND INSPECTIONS**

**DATE OF EXAMINATION:** August 31, 2004

**REP. DISTRICT:** 2

**ADDRESS:** 5557 Peinado Lane

**ZONED:** A-O

**LEGAL DESCRIPTION:** Lot 25, Block 2, Alta Mira Addition, an Addition to the City of El Paso, El Paso County, Texas, according to the map thereof on file in Book 1, Page 4, Plat Records of El Paso County, Texas

**OWNER:** Stella Oster

**ADDRESS:** 5557 Peinado Lane

**BUILDING USE:** Single Family Dwelling

**TYPE OF CONSTRUCTION:** Type V

**FOOTINGS:** Concrete footings

**CONDITION:** Unable to determine

**FOUNDATION WALL:** N/A

**CONDITION:**

**FLOOR STRUCTURE:** Concrete slab on grade

**CONDITION:** Unable to determine due to floor covering

**EXTERIOR WALLS:** Wood frame with stucco finish

**HEIGHT:** 10'

**THICKNESS:** 6"

**CONDITION:** Some areas have weather damage/cracks and stucco falling off.

**INTERIOR WALLS & CEILINGS:** Wood frame with gypsum board finish.

**CONDITION:** Fair. Requires maintenance.

**ROOF STRUCTURE:** 2 x 6 roof joist with ½" sheathing and rolled roofing.

**CONDITION:** Fair. No signs of deterioration or structural failure. May require engineer to determine condition.

**DOORS, WINDOWS, ETC.:** Wood sash with metal frames

**CONDITION:** Glazing is missing from several panes on different windows – requires maintenance.

**MEANS OF EGRESS:** N/A

**CONDITION:**

**PLUMBING:** Existent – unable to determine. May require a plumbing contractor to determine condition.

**ELECTRICAL:** Existent – unable to determine. May require a licensed electrical contractor to verify.

**MECHANICAL:** Existent – unable to determine. May require a mechanical contractor to verify.

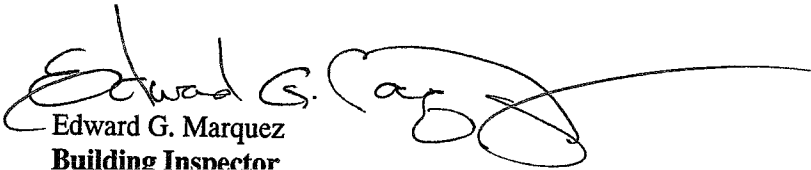
**IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED:** 0

**WARNING POSTED:** Yes

**BARRICADED:** No

**POLICE AID REQD.:** No

**REMARKS:** Building is open and abandoned. Recommend house be boarded up and secured, and remain secured until such a time the house may be refurbished and brought up to code.

  
Edward G. Marquez  
Building Inspector